+++

20

The alterations planned include new store fronts on Broad street and Central avenue, new interior decoration, new elevator and the removal of hallways. It is expected the improvements will cost approximately \$75,000. Louis Kamm, Inc., made the lease.

HARLEM GARAGE SITE SOLD.

Shaw, Rockwell & Sanford sold for the Sands estate the vacant plot, 100 x 100, on the south side of 146th street 145 feet west of Fifth avenue to a builder who will erect a one story

LEASED JERSEY CITY SITE.

The Harrison S. Colburn Co, was the broker in the leasing of the Eric Rall-road terminal site in Jersey City to The Standard Milling Co., which will erect a modern manufacturing plant.

REAL ESTATE AT AUCTION.

PUBLIC SALE

To Close Estate of MRS. JOSEPHINE CATLIN At MONMOUTH BEACH, N. J. FRIDAY, AUGUST 25, 1922

At 10:00 A. M.—Sale of furniture, antiques, ggs, paintings, &c.
At 3:00 P. M.—Sale of real estate.
The real estate consists of a modern 16 our bouse and 19 lots, comprising nearly 3 res of ground.
The house contains all modern tensors water, and floor consists of library, draw in, reception hall, dining room butler's pantry, laundry and contory, and the control of the control minutes, walk from Monmouth Beach th Long Branch Railroad stations. Is water front property on the Shrews-Rilver, with a wonderful view of the One of the show places of Monmouth

GEORGE H. ROBERTS. New Monmouth, N. J. Shenjamin P. Morris, Atty., Long Branch, N. J.

is a wonderful opportunity to see

MONEY TO LOAN & WANTED ON BOND & MORTGAGE. MORTGAGES & BLDG. LOANS

J. CLARENCE DAVIES

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Spuyten Duyvil and Riverside, Above Harlem River,

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Tax Exemption Reduces Price \$1,200.
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Brand new home, stucco and shingle, 9 come, laundry and garage; plot 502280; all modern improvements; house ready for immediate occupancy; lawn and shrubbery; dad location, near school, churches and stores; 5 minutes from station, 39 minutes from station, 39 minutes from station, 39 minutes from station, 49 children, Apoly 96 Union Ave., Mamaroneck, N. Y. Tel. Mamaroneck 506;

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Exceptional Opportunity 10 rooms, three baths, garage, stabling and rooms. About two fores; all improvements, Price \$40,000. Apply JOSEPH P. DAY, 67 Liberty St.

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PALISADE Modern 6-room dwalling, plot 50x115, 89,500. Comfortable home of 12 rooms and 2 tiled baths, on plot 70x138, only 815,000. Some fine large building plots from \$1,000 up, on reasonable terms. MORSEMERE New 4-room dwelling, with glieby and filled port) and filled REID & LOWERY

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THE STATE OF PER

Ready Nov. 1st

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RUTHERFORD. EDW. S. BROWN.

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11th Avenue and 48th Street Corner Building, 100x100, no posts, ready for occupancy September 1, 1922. JOHN P. PEEL CO., 362 West 23rd.

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Unsurpassed location in the heart of New York's exclusive residential section. Easy access to all transit \$2,800 to \$4,200

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elike apartments, with all advan and large closet room; high class res

995 MADISON AVENUE (Corner 77th Street)

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SUPERBLY LOCATED 6 and 7 ROOM APARTMENTS

At 17 and 19 East 95th St., be-tween 5th and Madison Avenues. Elevator apartment houses; rents \$135 to \$160; newly deco-rated; immediate possession. Apply on Premises,

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505 West End Ave Fourteen Story Building Corner of 84th Street 6 and 7 rooms

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21 year lease with renewals on 42d st., eastof Times Square, 5 story, 25x100
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New 15-story fireproof apartment
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Parquet floors throughout.
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Tiled Kitchens and Kitchenettes.
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OVERWORK and overstrain result in conditions not easily remedied. Living conditions conducive to complete mental relaxation and every opportunity for physical exercise in the open where the sun and air play so big a part in restoring one to good health and vigor, are the factors which overcome these strains which are so detrimental to success in the highly competitive life of the average City man. Golf, Tennis and Gardening are among the outdoor recreations now available at Jackson Heights that help to keep the City business man "up to the mark." Well on to a thousand congenial and cultured families are already Tenant-Owners at Jackson Heights Garden Apartments. Why not you?

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Take Subway to Grand Central, transfer to Queensboro Subway (Corona
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WATERFRONT house at City Island for rent by year, unfurnished; beautiful location; best part of island; private beach, good ancherage; 4 bedrooms, large living room, euclosed porch; high above water; dining room, kitchen, maid's room. H. C. APPLETON, 526 City Island av. Telephone City Island 1120.

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Tel, Bushwick 1650. BARGAIN—Owner compelled to sacrifice Beautiful brand new 6 room staceo house and garage for \$8,750, worth \$10,000, situ-ated Hempstead, L. I.: \$1,000 cash, balance very easy terms; special inducements to cash buyer. Telephone Chelsea 1169.

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A new 6 room house; glass inclosed porch, steam heat; on plot of ground 50x115; has just been completed by builder. It is less than 10 minutes walk from the station; in good neighborhood; ready for occupancy; to be sold for \$750 down and monthly payments. CHILDS, WARNER & WESTON, Mineola, L. I.

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FARM 127 AGRES

with or without stock and standing Part mortgage acceptable. C. W. WHITE, Rhinebeck, N. Y. Connecticut-Sale or Let.

for sale: house 11 rooms, large barn an sheds, located on Eno Hill; fine view, lan slopes to south, is productive; near school church and creamery; 4 miles from Winsted Conn.; price \$5,000.

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LOFTS, FACTORY and BUILDING SITES.
CLAY, 9 Jackson Av. (Subway Station),
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ENTIRE building, 96 North Moore st. Owner H. B. WELSH, 299 B'way. Worth 8780. FULLY equipped broker's office, 800 square feet, beautifully furnished. Call Broad 6242.

LIGHT lofts, 2,000 sq. ft., 485 Greenwich at, See engineer on premises. H. B. WELSH 299 Broadway. Phone Worth 8780.

1,000 square feet, desirable office space, 170 Broadway, on 7th floor, comprising one large room and 3 small offices. For further particulars apply F. R. PHILLIPS & SONS CO. Room 1783 50 Church st., New York.

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20X75, AND BASEMENT,
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Owner on premises.
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1088 BROADWAY, CENTRAL LOCATION,
MAIL, ADDRESS, TELEPHONE PHYLLEGE, REASONABLE; CORNER STORE.
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About 318th st. Murray Hi Above 59th St .- 5th Av. to North River. LESSEE'S OPPORTUNITY—Loft building to lease, term of years, fully rented, shows big returns. EDWARD W. BROWNING, 20 West Sist st. Phone Schuyler 4678. 60TH, 211 W.—Next post office, near Broad-way, 3 rooms. See superintendent,

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From Battery to 14th St., Inclusive 11TH ST., 62 W.-Furnished apartments, 2 rooms and bath; heat, hot water and maid service; rents \$000 and \$1,200.

15TH ST., 46 West-Large room, bath, kitchenette linen, silver; \$75 till October lat; immediate occupancy.

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Above 14th St. to 59th St. (Inclusive).

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Above 59th St.-5th Av. to North River. PARTY giving up housekeeping will sell lease and entire furnishings of eight room apartment and two baths, in well ruis elevator house, fifth floor, front, ideal location, good value. Further particulars application, good value. Further particular sapplication with the sapplication with the particular sapplication with the particular sapplication with the sapplication with the particular sapplication with the sapplication

Unfurnished. From Battery to 14th St., Inclusive, LARGE STUDIO with skylight and living quarters, one or five rooms; also six-room apartment; possession; Macdougal and Varianters, we or five rooms; also six-room apartment; possession; Macdougal and Varianters, we or five rooms and bath earlier floor; rent \$1,200. FOLSOM BROS.

WASHINGTON SQUARE, N. E., 29 Waverley Polymore—Two rooms and bath, \$80, Preinley Place—Two rooms and bath, \$80, Preinless or phone Fitzroy 9821.

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WASHINGTON SQUARE-2, 3 and 4 room apartments, NEW, ABSOLUTELY FIRE-PROOF house, elevator and hall service; business and social references required; \$1,200, \$1,500, \$3,500, \$2,000, \$6e superintendent on premises. Van Voorst Apartments, 123 Waverlev place.

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Attractive apartment four rooms and bath;
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INC., 127 15, 34th st.

48TH. 38 E.

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Above 18th St. to 59th St.

New elevator building, dining reem tenants, five and two room apartments.

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AT NO. 19 EAST 05TH ST., 5th av., 6 rooms and bath, \$160, elevate LEXINGTON AV., 888-FOUR DISTINCTIVE BACHELOB APARTMENTS IN FRIVATE RESIDENCE, EACH CONTAINING STITING ROOM, BEDROOM AND BATH; 128 FER MONTH. MADISON AV., 1133 (near 84th st.).—The and three rooms, regular kitchen; all im-provements; rental \$70-889 a month. Inquire Supt. or D. PASINSKY, 253 Broadway, Tel. 2944 Barciay.

> 957 PARK AVE. SOUTHEAST CORNER 82D ST. FOUR ROOMS, HOUSEKEEPING ELEVATOR.

MADISON AV., 1837 (cor. 94th st.),—Med-ern 8-room apartments, 1 and 2 baths; \$2,000-82,400, Apply superintendent.

ATTRACTIVE 5 rooms and glass enclosed sun parlor; all modern improvements; small select family only; September 1 ocupancy; \$50, lease; also choice 5 room corner apartment, \$75; evening inspection, YONKERS REALTY EXCHANGE, 280 South Broadway. Phone 5800 Yonkers.

APARTMENTS. EARLE & CALHOUN. 212 W. 72nd St, Columbus 5116. CORNER APARTMENT, FOUR ROOMS AND BATH \$2,200. NO.67 RIVERSIDE DRIVE, APPLY TO SUPERINTENDENT, OR TELEPHONE "MEMBERS 1666.

MANHATTAN AV., 388-Ground floor, doctor, dentist, private business; decorated, electricity; reasonable. electricity: reasonable.

NATIONAL STORAGE, 148 West 90th st.—
Storage \$6 per month varilead; motor vans,
moving: moderate rates, 1702 Riverside.
RIVERSIDE DRIVE, 270, cor. 99th st.—
One 5, one 6, two 9 room corner apartments, very large, light and sunny rooms;
unexcelled view of the Hudson and Palisades. Apply on premises or FREDIX ZITTEL. & SONS, B'way and 79th st. Phone
Schuyler 9700.

Schuyler 6700.

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Non-housekeeping suites of 1, 2 and 3 rooms; an apartment hotel, with roof garden, restaurant; an unusually desirable residential location; a decided attraction is the fact that maid and porter service is furnissed and is included in the rent; relief from help troubles, yet affording all the conveniences of your own private home: the scryice is unexcelled; apartments now leasing from October 1, some for immediate possession; rent \$750 per lannum upward. Apply Resident Manager or SHARP & CO., 2488 BROADWAY.

72D. 53 and 117 W.—Apartments 1, 2, 72D, 53 and 117 W.—Apartments 1, 2, rooms, kitchenette, bath; furnished and unfurnished; 4 rooms, studio, skylight; street floor 2 room apartment, with garden, for living or business.

reasonable rent.

787H ST., W.-Entire parlor floor in beautiful dwelling; large rooms, kitchenette, bath; suitable physician or residence. Phone Columbus 32:8.

857H ST. (Riverside Drive), also Broadway (Bist st.)—Two, three, four, five, eight rooms; everything new; immediate possession. Call at 2405 Broadway (Bist st.). 85TH ST., W.-Attractive apartments, large rooms, tiled bath, kitchenette; \$65 to \$100 Phone 9:30 to 5, Columbus 3238

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